



Responsibilities of the Department of Public Works – Building Inspections Division

THE BENEFITS OF BUILDING PERMITS

By reading this brochure you've already taken the first step toward protecting the outcome and investment value of your construction project and guarding against a lawsuit or injury. The following information describes simple steps you can take to obtain a building permit and how permits can work for you. You'll be surprised at how easy the whole process is.

The truth is, building permits are very beneficial to you and your community. By working with an expert code official, you will benefit from their knowledge of building codes to ensure your construction project is built right, will be safe and all for. Read on to discover the "Benefits of Building Permits."

What's a Building Permit?
A building permit gives you legal permission to start construction of a building project in accordance with approved drawings and specifications.

When Do You Need a Permit?
The first step is to find out if you need a permit. It is to call your local building department. Discuss your plans with the code official before beginning construction to determine whether you need a permit. Even if a permit is not needed, the code official will answer construction questions and may provide valuable advice.

Permits are usually required for the following:

- New buildings
- Addition (bedrooms, bathrooms, family rooms, etc.)
- Residential work (decks, garages, fences, bridges, pools, water features, etc.)
- Foundation, garage conversion, basement finishing, kitchen expansion, remodeling, etc.)
- Electrical systems
- Plumbing systems
- HVAC, heating, ventilation and air conditioning systems

You have a business or an investment? If your construction project does not comply with the code adopted by your community, the value of your investment could be reduced. Property investors may not cover work done without permits and inspections. If you decide to sell a home or building that has not met code requirements without a permit, you may be required to repair the deficiencies. Don't be accused of making false claims.

A property owner who only does that code requirements were met and everything was — is disappointed by a code official's carefully examined records — has a strong ally if everything happens to trigger a potentially destructive lawsuit.

Your permit also allows the code official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare. By following code guidelines, the completed project will meet minimum standards of safety and will be less likely to cause harm to you, your family, your friends or future owners.

Benefits of Building Permits

WHO NEEDS BUILDING CODES?

We all do — whether in our homes, offices, schools, stores, factories or places of entertainment. We rely on the safety of structures that surround us in our everyday living. The public need for protection from disaster due to fire, structural collapse and general deterioration underscores the need for modern codes and their administration.

BUT HOW RELIABLE ARE THEY?

Most aspects of building construction — electrical wiring, heating, sanitary facilities — represent a potential hazard to building occupants and users. Building codes provide safeguards. Although no code can eliminate all risks, reducing risks to an acceptable level helps.

WHAT IS A BUILDING CODE?

Practically, it is the government's official statement on building safety. Technically, it is a compendium of laws and ordinances setting minimum safety standards and arranged in a systematic manner (codified) for easy reference. It embraces all aspects of the building construction — fire and structural items as well as the plumbing, electrical and mechanical systems.



WHO USES BUILDING CODES?

All people are impacted in a building construction project — architects and engineers, contractors and subcontractors, the manufacturers and distributors of building materials and, finally, the user or occupant of the building.

WHY INSPECT A BUILDING DURING CONSTRUCTION?

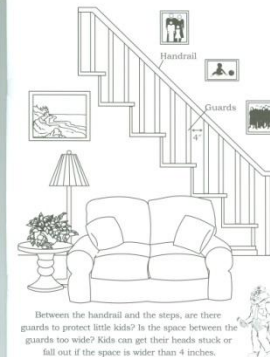
It is the only way to verify independently that code compliance has been achieved. Did you know that before you moved into your home, office or factory, an average of ten inspections had been made to verify conformity to minimum standards affecting electrical safety and sanitation as well as structural and fire and the like?

HOW ARE SAFE BUILDINGS ACHIEVED?

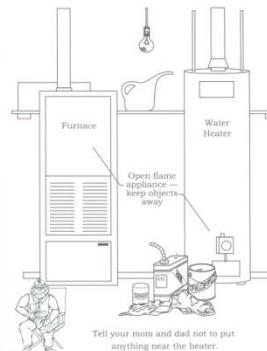
Safety is achieved through proper design and construction practice and a code administration program which verifies compliance. Yes, as a homeowner or business owner, have a substantial investment which can be seriously jeopardized through less-than-complete code enforcement or compliance.



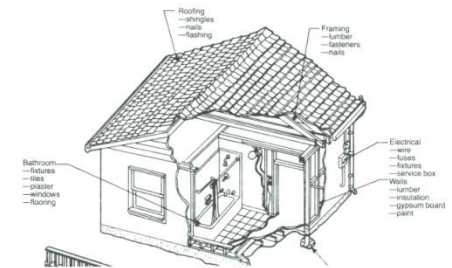
Smoke Detectors



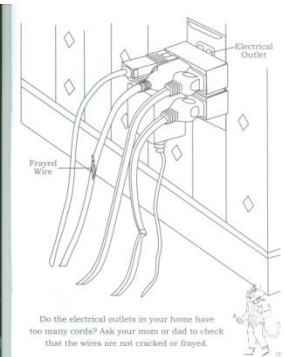
Handrail Guards



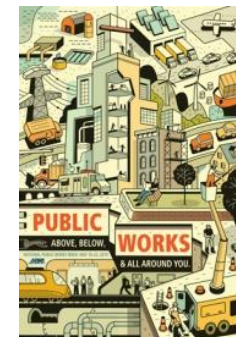
No flammables near furnace or heater



Building Inspections



Electrical Outlets



Public Works Week -- May 16 - 22, 2010



Building Safety Month -- May 1 - 31, 2010

Code Violations



Can't mount it on the roof....

so let's just stick it in the venting pipe



Adjustable bracket for any angle



Off by a few inches?

Just use a couple pieces of wood to hold up the main joist



Missed it by a foot!

Why not use a bunch of spare electrical boxes?



New! sideways elbow



If one elbow is good, why not put two in?



How about a light in the shower



Breakers keep tripping so let's take it out

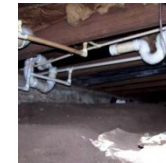


How to install an attic vent fan..... you require the following parts:
drywall, sheet metal, fibreglass bat, wire ties, electrical tape, duct tape and nails



Leaky drain? Out of duct tape?

Then just use electrical tape



How about a 360 degree to an inline trap

.... equipped with a u-trap along the way

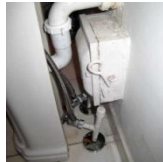


What! The trap is there...

just turn your head sideways



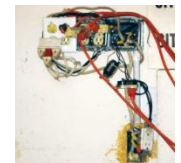
I wonder if there is room for one more wire???



Who's going to work on this if there is an electrical or plumbing problem ???



An extension cord would have been better. You think?



There's arcing? I wonder why